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City of Riverside
Public Works Department
Survey Section
3900 Main Street
Riverside, California 92522

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of Riverside County, California

Recorder

Fees \$

NE

FOR RECORDER'S OFFICE USE ONLY

Project: **RZ-006-956**
Administrative P.M.W.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **HENDERIKUS J. BASTIAANS and PATRICIA A. BASTIAANS, husband and wife as joint tenants**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **September 21, 1995**, a waiver of parcel map for a lot line adjustment was granted for the real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said **Exhibit "A"** thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDESTEPHEN J. WHYLD
PLANNING DIRECTORDated: August 20, 1996

By

J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

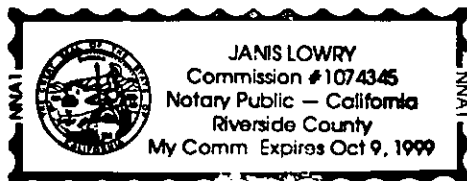
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ssOn August 20, 1996 before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

☒ personally known to me - OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
() Individual(s)
() Trustee(s)
(X) Other

Principal Planner

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

City of Riverside



July 17, 1996
Revised August 7, 1996

W.O. 95-13246

EXHIBIT "A"

**GP-004-956 and Zoning Case RZ-006-956
Parcel Map Waiver, Parcel 2**

That portion of Lots 43 and 46, as shown on Map of Alamo Tract, on file in Book 9, Page 5 of Maps, Riverside County Records, described as follows:

BEGINNING at the most Northerly corner of said Lot 46;
Thence S.60°57'00"E. along the Northeasterly line of said Lot 46, a distance of 604.17 feet;
Thence S.29°02'00"W., a distance of 635.54 feet to the Southwesterly line of said Lot 43;
Thence N.60°57'00"W. along the Southwesterly line of said Lot 43, a distance of 479.86 feet (formerly 479.92 feet) to the most Westerly corner of said Lot 43;
Thence N.17°58'00"E. along the Northwesterly line of said Lot 43 and Lot 46, a distance of 647.62 feet (formerly 647.00 feet) to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion described as follows:

COMMENCING at the most Northerly corner of said Lot 46;
Thence S.60°57'00"E. along the Northeasterly line of Lot 46, a distance of 268.17 feet to the POINT OF BEGINNING;
Thence continuing S.60°57'00"E. along the Northeasterly line of said Lot 46, a distance of 336.00 feet;
Thence S.29°02'00"W., a distance of 635.54 feet to the Southwesterly line of said Lot 43;
Thence N.60°57'00"W. along the Southwesterly line of Lot 43, a distance of 307.94 feet (formerly 308.00 feet) to a point 171.92 feet S.60°57'00"E. from the most Westerly corner of Lot 43;
Thence Northeasterly to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the most Northerly corner of said Lot 46;

Thence Southeasterly on the Northeasterly line of said Lot, a distance of 55.00 feet;
Thence Southwesterly, parallel with the Northwesterly line of said Lot, a distance of 245.00 feet;



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Thence Northwesterly, parallel with the Northeasterly line of said Lot, a distance of 55.00 feet to the Northwesterly line thereof;

Thence Northeasterly on the Northwesterly line of said Lot, a distance of 245.00 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion of Lot 46, as shown on Map of Alamo Tract, on file in Book 9, Page 5 of Maps, Riverside County Records, described as follows:

COMMENING at the most Northerly corner of said Lot 46, said corner being on the Southwesterly line of Alamo Street as shown by said Map of Alamo Tract;

Thence S.60°57'00"E. along the Northeasterly line of said Lot 46, also being along said Southwesterly line of Alamo Street, a distance of 55.00 feet, to the POINT OF BEGINNING, being the most Northerly corner of that certain parcel conveyed to Henderikus J. Bastiaans and Patricia A. Bastiaans by Grant Deed recorded March 25, 1969, Instrument No. 28407, O.R. Riverside County, California;

Thence S.60°57'00"E. continuing along said Northeasterly and Southwesterly lines and the Northeasterly line of said parcel conveyed to Bastiaans et.ux., a distance of 213.17 feet, to the most Easterly corner thereof;

Thence S.29°02'00"W. along the Southeasterly line of said parcel conveyed to Bastiaans et.ux., a distance of 8.01 feet to a line parallel with and 8.00 feet Southwesterly, measured at right angles from said Northeasterly and Southwesterly lines;

Thence N.60°57'00"W. along said parallel line, a distance of 211.96 feet, to the Northwesterly line of said parcel conveyed to Bastiaans et.ux.;

Thence N.17°58'00"E. along said Northwesterly line, a distance of 8.15 feet to the Point of Beginning;

The above described parcel of land contains 2.868 acres, more or less.

DESCRIPTION APPROVAL
Charles S. Crowther
 SURVEYOR, CITY OF RIVERSIDE
 BY JLF



J. F. DAVIDSON ASSOCIATES, INC.
 Prepared Under the Supervision of:

Marissa Crowther
 Marissa Crowther, PLS No. 6152

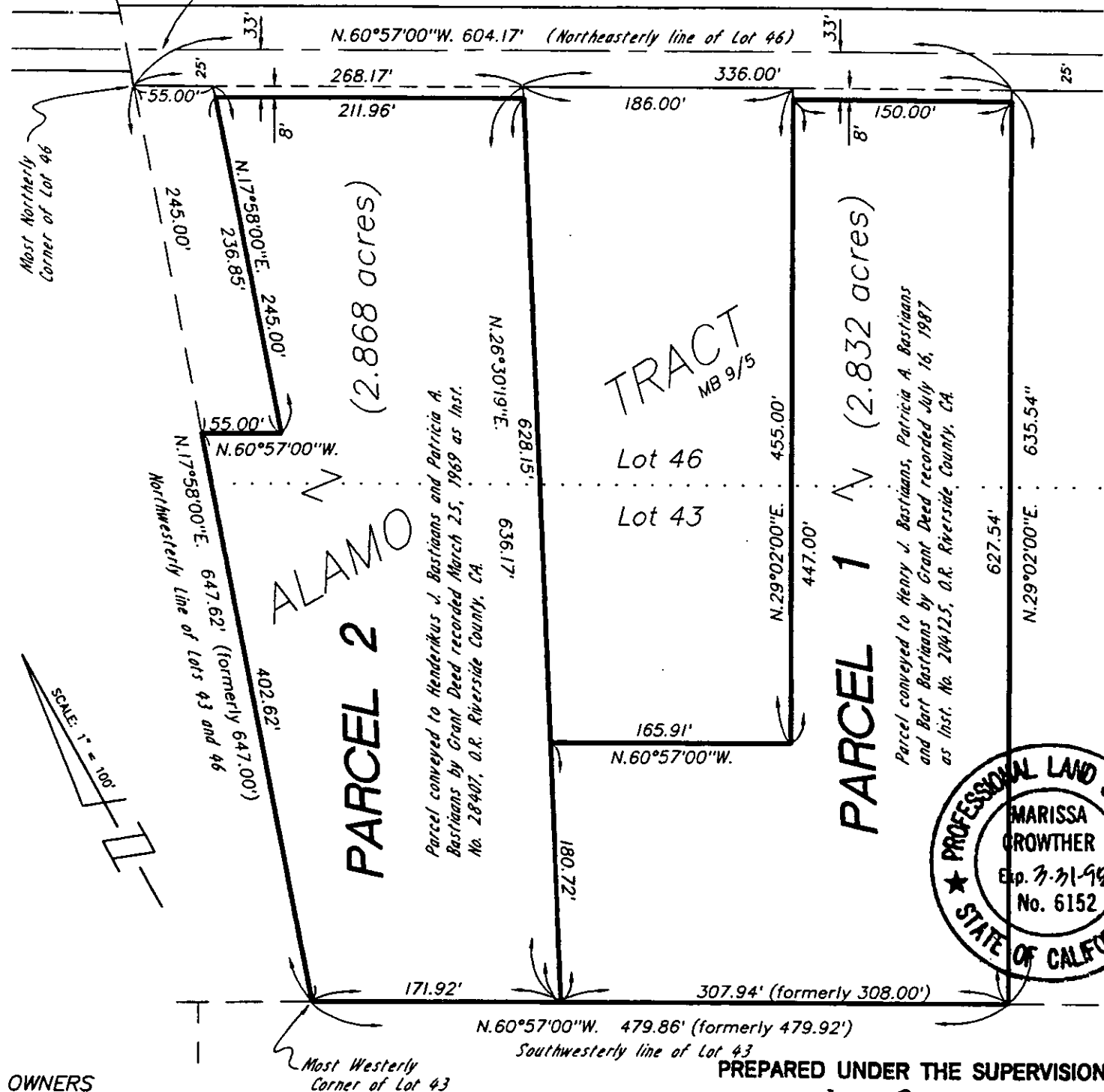
Date: 8-12-96

LMM/MC/yb

JFD::JFDSADM:[LEGAL]LEGAL.JY9:15IYVETTEB

PW-325

ALAMO STREET



OWNERS

Parcel 1: APN 246-030-026
 APN 206-030-005

Henry J. Bastianns, Patricia A. Bastianns, and Bart Bastianns
 4220 Alamo Street
 Riverside, CA. 92501

Parcel 2: APN 246-030-024
 APN 206-030-003

Henry J. Bastianns and Patricia A. Bastianns
 4220 Alamo Street
 Riverside, CA. 92501

Rev. 8/7/96

PREPARED UNDER THE SUPERVISION OF

Marissa Growther
 J. F. Davidson Associates, Inc.

Date

GP-004-956 and ZONING CASE RZ-006-956

Parcel Map Waiver (Parcel Merger)



J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -

1777 ATLANTA AVENUE
 RIVERSIDE, CA. 92507
 (909) 988-0844
 FAX (909) 988-9854

77-564 COUNTRY CLUB DR., #1008
 PALM BEACH, CA. 92280
 (619) 380-5780
 FAX (619) 380-5780

27340 JEFFERSON AVE., #115
 TEMECULA, CA. 92290
 (909) 787-7790
 FAX (909) 789-1891

JULY 23, 1996

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